

**TOWN OF ARLINGTON
MINUTES OF THE PERMANENT TOWN
BUILDING COMMITTEE MEETING
TUESDAY, DECEMBER 20, 2016**

Location: School Committee Hearing Room, Sixth Floor
Arlington High School

Present: John Maher
Ruthy Bennett
Bob Jefferson
Sandy Pooler, Deputy Town Manager (in lieu of Adam Chapdelaine)
Bill Hayner
Brett Lambert

Guests: Burt Barachowitz PMA
Brian DeFilippis, PMA
Rob Juusola, NV5
Lee Rich, DRA
Regan Shields, Feingold Alexander Associates
Kathleen Bodie, Superintendent of Schools
Karen Donato, Principal of Thompson Elementary School

Absent: John Cole, Chairman
Adam Chapdelaine, Town Manager
Allen Reedy

The meeting convened by Mr. Pooler at 7:30 PM in the School Committee Hearing Room, Sixth Floor, Arlington High School.

THOMPSON SCHOOL

Brian and Burt gave updates on the progress of the work. Both the Owner's Project Manager's and the General Contractor's trailers are on the site. The temporary electrical power pole has been erected. Site fencing, demolition, and exterior work are underway. Eversource is providing temporary power. The garden area work is underway. The schedule for the project seems to be on time and a schedule of values has been submitted.

STRATTON SCHOOL

The electrical inspector has been on site to work on capacity issues. The alarm system has been installed and the wheel chair/handicap access work is underway. There have been discussions about the furniture. Schematic design work is progressing.

On a motion by Hayner, seconded by Lambert, Change Orders #5 and #6 were unanimously approved in the amounts of \$68,141.82 and \$94,056.30, respectively. These amounts were transferred from the Construction Contingency. In like fashion a bill from DRA #8 for wall-crack consultation was transferred from Owner's contingency in the amount of \$2,200.

Change Order #5 included the following items:

1. CR-45 in the amount of \$1,321.24;
2. CR-58 in the amount of \$3,236.07;
3. CR-74-R3 in the amount of \$6,811.07
4. CR-76 in the amount of \$14,752.76;
5. CR-78A in the amount of \$9,282.69;
6. CR-82 in the amount of \$5,394.86;
7. CR-83 in the amount of \$1,201.17;
8. CR-84A in the amount of \$6,093.37;
9. CR-89 in the amount of \$2,831.10;
10. CR-90-R1 in the amount of \$16,128.96;
11. CR-92 in the amount of \$543.83; and
12. CR-93 in the amount of \$544.70.

Change Order #6 included the following items:

1. CR-85 in the amount of \$11,900; (credit)
2. CR-88-R1 in the amount of \$105,956.30.

There was a discussion about the number and amounts of the change orders, particularly by Jefferson and Maher indicating considerable concern regarding same.

A motion was made by Maher to require the architect and the owner's project manager to denote the cause of these change orders going forward as being design error, owner initiated, or due to unforeseen conditions. The motion was seconded by Jefferson and unanimously voted by the Committee.

GIBBS SCHOOL

Ms. Shields made a presentation and indicated that a schematic-design estimate is being prepared. A Hazmat review is underway. A further discussion ensued about installing a new generator since the Gibbs School will be designated a disaster shelter. An old oil tank has been discovered in the basement and it will have to be removed. There will be sampling of the soils beneath it.

HOUSEKEEPING

On a motion by Jefferson, seconded by Hayner, the minutes of the December 6, 2016, meeting were unanimously approved

INVOICES

Community Safety Building:

An invoice from PMA for the Community Safety Building in the amount of \$2,400 was tabled since Committee members needed an explanation as to what work this covered.

An invoice from WSP in the amount of \$2,300 was unanimously approved on a motion by Hayner, seconded by Jefferson.

Thompson School:

Triumph Modular #44424 for December modular lease in the amount of \$8,750.00.

Stratton School:

Triumph Modular #43456 for storage units in the amount of \$170;
American Alarm dated December 7, 2016, in the amount of \$295;
Servpro Invoice #5141859 in the amount of \$13,612.98 for vandalism clean-up;
Horizon Engineering #R20162-070-7 for commissioning agent in November in the amount of \$2,200;
G&R Construction Requisition #6 in the amount of \$678,168.90
NV5 #54036 for OPM in Oct. 2016 in the amount of \$21,000;
DRA Architects Invoice #13 for October services in the amount of \$14,220;
Insight Investments #RT122295 for modular lease for Dec. 2016 in the amount of \$121,455.33;
A-1 Exterminators Acct. No. 176803 in the amount of \$939.72; and
Horizon Engineering #R2016Z-070-5 for commissioning agent for Sept. 2016 in the amount of \$562.50.

Whereupon a motion to adjourn was made by Jefferson, seconded by Maher, and it was voted unanimously at 9:10 PM.

Respectfully submitted,

John F. Maher, Clerk Pro Tem